Karen Johnson Davidson County
Batch# 758784 DEEDQC
11/22/2021 10:34:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211122-0154627

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd**<br>**Suite 130**<br>**Nashville, TN 37215**<br><br>*No title search was performed in preparation of this Quitclaim Deed.* | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $0.00.<br><br>_____<br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of November, 2021.<br><br>_____<br>Notary Public<br><br>My Commission Expires: _____ |

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

# QUITCLAIM DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Nash1011B, LLC<br>4000 Hillsboro Pike Apt. 1606<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>092-04-0G-002.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ricky Allen Fedell, married, Russell Fedell, married, and Payton Fedell** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Nash1011B, LLC, a Tennessee Limited Liablity Compnay,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Unit B, 1009 12th Avenue Townhomes, as established in Declaration Establishing a Horizontal Property Regime for 1009 12th, Avenue north Townhomes, at Instrument No. 20161222-0134937, in the Register's Office for Davidson County, Tennessee, recorded on December 22, 2016

Being the same property conveyed to Ricky Allen Fedell, married, Russell Fedell, married, and Payton Fedell by Quitclaim Deed from Ricky Allen Fedell and Karen Cheri Fedell, husband and wife, dated September 21, 202021 and recorded September 24, 20XX in Instrument No. 20210924-0128693, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1011 B 12th Ave, Nashville, TN 37208**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of **November**, 2021.

**Ricky Allen Fedell**

**Payton Fedell**

**Russell Fedell**

STATE OF Texas )
COUNTY OF Smith )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ricky Allen Fedell** and **Payton Fedell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of November, 2021.

Notary Public

My Commission Expires: 10/31/2023

JAZLEEN QUINTANILLA
Notary Public, State of Texas
Comm. Expires 10-31-2023
Notary ID 132233689

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Russell Fedell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of November, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024